
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1211 V Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 25 th , 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	HP 21-176	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

On behalf of owner Angela Y Kung, Chris Williams of Landis Construction seeks concept review to construct a roof deck and stair access tower to the roof of their property in the U Street Historic District.

Property Description

The property is a non-contributing rowhouse that sit at the corner of an alley in the U Street Historic District. The proposal calls for a roof deck to sit atop the existing main block of the house and a stair tower with a sloped roof that would be visible from the street.

Evaluation

As detailed in the Board's *Roof Decks and Roof Additions: Design Considerations and Submission Requirements* guideline, the Board has typically required that new roof decks not be visible from surrounding streets or public sidewalks so as not to alter the character or appearance of the building or its streetscape. Under most circumstances, roof additions that are visible from a public street are not appropriate, as they would alter an historic building's height, mass, design composition, cornice line, roof, and its relationship to surrounding buildings and streetscape. While this structure is non-contributing to the historic district, it was carefully designed to take the appearance of a traditional Victorian rowhouse, and the standard of ensuring that rooflines in the historic district are maintained free of visible appurtenances has been applied by the Board equally to both contributing and non-contributing buildings to ensure that the streetscapes and rooflines within historic districts are maintained. While the roof deck is sufficiently low in profile as to not be visible, the stair tower would be visible and could be accessed by a low-profile and non-visible roof hatch.

Recommendation

The HPO recommends that the Board find the roof deck to be compatible with the historic district but the visible stair tower to be incompatible. HPO recommends the applicant replace the stair tower with a non-visible roof hatch and that final approval of this modified proposal be delegated to staff

